

FIRST NATIONAL BANK
OF EAGLE RIVER,

Plaintiff,

vs.

Kathy L. Sherry,

Defendant.

NOTICE OF SHERIFF'S SALE

Case No. 15 CV 14

By virtue of and pursuant to a judgment of foreclosure filed on March 24, 2015, in the amount of \$91,775.13, I will sell at public auction on the front steps of the Vilas County Courthouse, 330 Court Street, in the City of Eagle River, in said county, on:

DATE: October 1, 2015

TIME: 2:00 P.M.

all of the following described mortgaged premises, to wit:

PARCEL 6: A parcel of land being a part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4), Section Twenty (20), Township Forty (40) North, Range Ten (10) East of the Fourth Principal meridian, Township of Lincoln, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 20 being marked with a Vilas County brass capped iron pipe, thence N 89° 25' 15" W 1366.68 feet along the North line of said NE 1/4 NW 1/4 to an iron rod at the Northwest corner of said NE 1/4 NW 1/4, thence S 1° 02' 38" E 899.67 feet along the West line of said NE 1/4 NW 1/4 to an iron pipe, thence S 89° 46' 33" E 503.88 feet to an iron pipe and the PLACE OF BEGINNING, thence S 89° 46' 33" E 220.10 feet to an iron pipe on the Westerly right-of-way line of a private roadway, thence S 2° 17' 26" W 175.40 feet along said Westerly right-of-way line to an iron pipe, thence S 2° 11' 28" E 224.82 feet along said Westerly right-of-way line to an iron pipe on the Northerly right-of-way line of County Highway "G", thence N 89° 46' 33" W 214.40 feet along said Northerly right-of-way line to an iron pipe, thence leaving said Northerly right-of-way line N 1° 02' 39" W 400.00 feet back to the Place of Beginning.

PROPERTY ADDRESS: 4950 County Road G, Eagle River

TERMS OF SALE: Cash

DOWN PAYMENT: 10% down in cash or certified funds, with a minimum deposit of not less than \$10,000, required at the time of sale made payable to the Clerk of Circuit Court, and the balance of the sale price to be paid within 10 days of confirmation of sale by the court. Failure to pay balance due will result in forfeit of deposit to plaintiff.

SALE SUBJECT TO: This property to be sold "AS IS, WHERE IS" and subject to all legal liens and encumbrances, tenant rights and leases, delinquent real estate taxes and accrued interest, if any, real estate taxes for the year of sale, accrued and accruing special assessments, if any, penalties and interest, Wisconsin Real Estate Transfer Tax and cost of title evidence.

Joseph Fath
Vilas County Sheriff

O'Brien, Anderson, Burgoyne,
& Garbowicz, L.L.P.
Attorneys for Plaintiff
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